

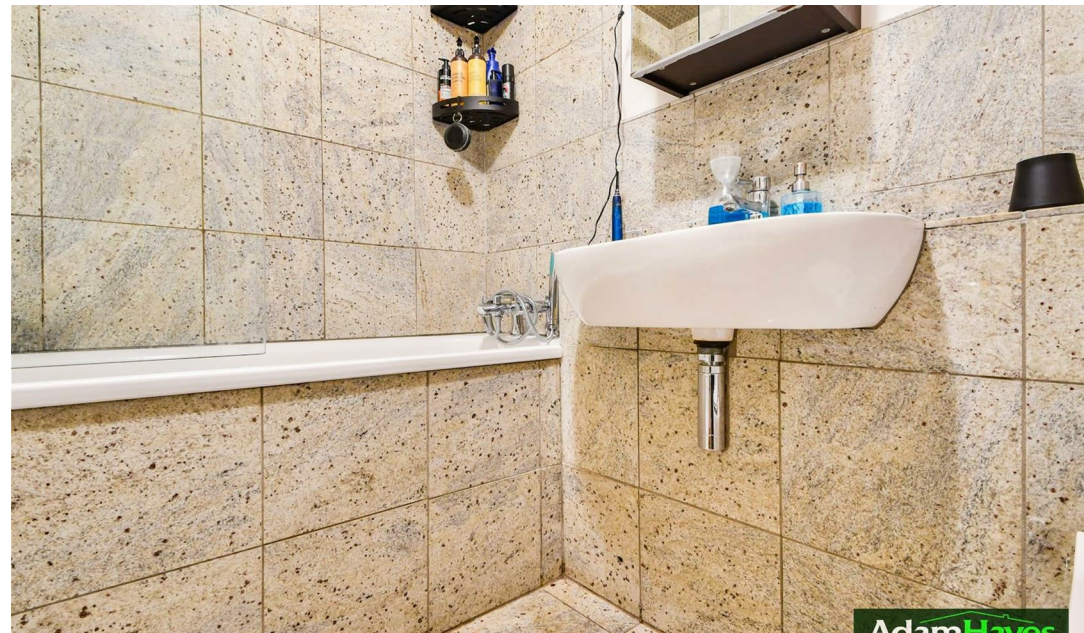


Simms Gardens, East Finchley, N2

 2 Bedrooms  1 Bathroom  1 Reception

OIEO £350,000








Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS  
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### Key Features

- Two Bedrooms
- Top Floor Apartment
- Beautiful Interior Design
- Separate Modern Kitchen
- Private Parking
- Loft Access

### Nearest Stations

Finchley Central Station	0.8 miles
East Finchley Station	0.8 miles
West Finchley Station	1.0 miles

### Property Description

Set on the top floor of a popular purpose-built block is this well-presented two double bedroom top floor apartment. Ideal for first-time buyers and investors alike, this property benefits from a spacious loft and private parking, offering both convenience and ample storage space. The apartment features a modern kitchen, equipped with contemporary appliances and sleek finishes, perfect for culinary enthusiasts. The bathroom is equally stylish, providing a comfortable and luxurious space to unwind.

The bright and airy living spaces create a welcoming atmosphere, while the double bedrooms offer generous proportions, making this home perfect for a range of lifestyles. The meticulous maintenance of the block adds to the overall attractiveness of this property. Don't miss the opportunity to view this exceptional apartment. To fully appreciate the quality and potential of this home, an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

### Other Information

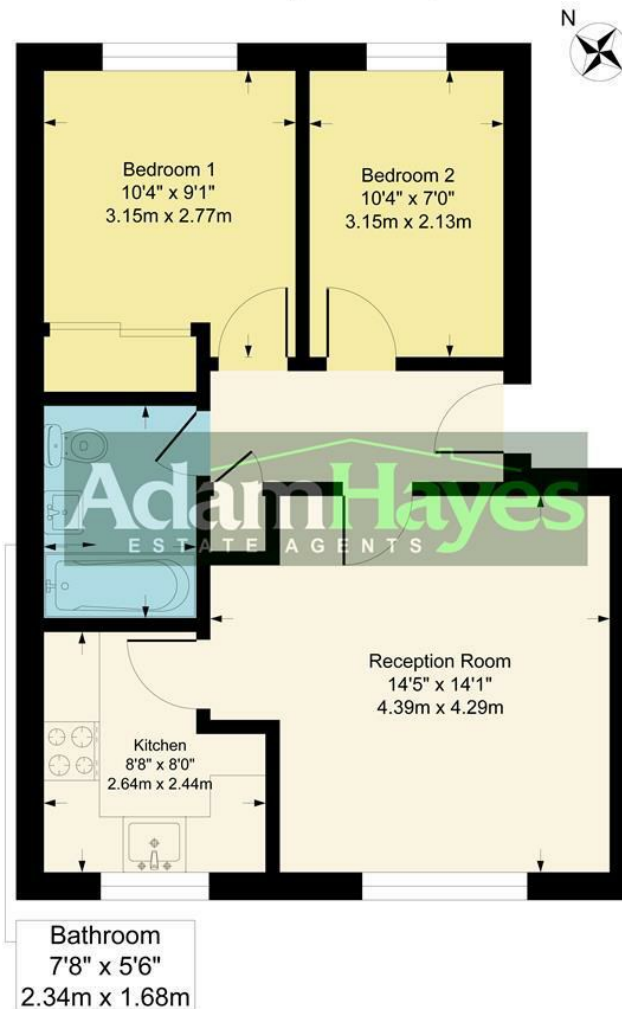
Tenure: Leasehold  
Length of Lease: 125 Years  
Ground Rent: £250.00 P/A  
Service Charge: £2,000.00 P/A  
Council Tax Band: D



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**Approximate Gross Internal Area  
532 sq ft - 49 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.